| 089.A | 0001 | 0043.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 425,600 | / | 425,600 |
| USE VALUE: | 425,600 | / | 425,600 |
| ASSESSED: | 425,600 | / | 425,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 43 | -45 | PINE ST, ARLINGTON |

## OWNERSHIP

Unit #: 43

| | |
|---|---|
| Owner 1: | SANDOVAL SANDRA/ TRUSTEE |
| Owner 2: | SANDRA SANDOVAL TRUST |
| Owner 3: | |
| Street 1: | 43 PINE ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LYONS MEGHAN T - |
| Owner 2: | - |
| Street 1: | 43 PINE ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 894 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 425,600 | | | 425,600 |
| Total Card | 0.000 | 425,600 | | | 425,600 |
| Total Parcel | 0.000 | 425,600 | | | 425,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.06 | /Parcel: 476.0

## Legal Description

## User Acct

310630

## GIS Ref

## GIS Ref

## Insp Date

08/21/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 089.A-0001-0043.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 102 | FV | 419,600 | 0 | . | | 419,600 | 419,600 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 423,000 | 0 | . | | 423,000 | 423,000 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 375,300 | 0 | . | | 375,300 | 375,300 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 342,900 | 0 | . | | 342,900 | 342,900 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 277,100 | 0 | . | | 277,100 | 277,100 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 211,800 | 0 | . | | 211,800 | 211,800 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 202,300 | 0 | . | | 202,300 | 202,300 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 202,300 | 0 | . | | 202,300 | 202,300 | | 12/13/2012 |

!15660!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 05:21:02 |

## LAST REV

| Date | Time |
|---|---|
| 09/30/20 | 09:09:44 |
| jorourke | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15660

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| LYONS MEGHAN T, | 75424-527 | 1 | 8/21/2020 | | 520,000 | No | No | | |
| LYONS MEGHAN T | 67935-323 | | 8/31/2016 | Convenience | 1 | No | No | | |
| DOUCET VICTOR & | 66782-43 | | 2/9/2016 | | 401,000 | No | No | | |
| VENDEN LOUISE A | 64650-516 | | 12/12/2014 | | 290,300 | No | No | | |
| KRATZ EVELYN M | 62972-187 | | 11/25/2013 | | 217,887 | No | No | | |
| BEYER NATHANIEL | 57453-596 | | 9/15/2011 | | 217,000 | No | No | | |
| BEYER NATHANIEL | 52922-105 | | 6/4/2009 | Family | 1 | No | No | | |
| VENDEN L/TRS/ZO | 51732-347 | | 9/29/2008 | Family | 99 | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/30/2020 | SQ Returned | JO | Jenny O |
| 9/9/2020 | SQ Mailed | MM | Mary M |
| 8/21/2018 | Measured | DGM | D Mann |
| 10/29/2015 | Permit Insp | PC | PHIL C |
| 1/20/2009 | NEW CONDO | BR | B Rossignol |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 56209 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 8030 | | | | | | | | | | | | | G10 | | | |

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 99 - Condo Conv | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1925 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G17 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 43.000000000 |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 295.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 390.286 |
| Other Features: | 66000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.14999998 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 477153 |
| Depreciation: | 51533 |
| Depreciated Total: | 425620 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | RMs: | 5 | BRs: | 2 | Baths: | 1 | HB | | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| Totals | | | |
| 1 | 5 | 2 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 448.83 |
| Special Features: | 0 | Val/Su Net: | 476.06 |
| Final Total: | 425600 | Val/Su SzAd | 476.06 |

## SKETCH

UnSketched SubAreas:
GLA: 894,

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 894 | 390.290 | 348,916 |
| Net Sketched Area: | | 894 | Total: | 348,916 |
| Size Ad | 894 | Gross Are | 894 | FinArea 894 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

089.A-0001-0043.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |